

OFFICE OF PLANNING AND DEVELOPMENT SERVICES

January 2016

DEPARTMENT UPDATES

The final Focus Group meeting was held to review the Market Analysis and Regulatory Audit. These documents can be found at:

<http://www.groton-ct.gov/depts/plandev/MarketAnalysis.asp>.

One of the recommendations of the Market Analysis is to develop more "shovel ready" sites to allow businesses to quickly open on land that is pre-permitted. The lack of these types of sites has limited Economic Development staff in assisting existing businesses. For example, this month the department was contacted by a rapidly growing business that is in three different locations in town. They are seeking a building large enough to consolidate all of their operations and while they would like to stay in Groton, they have been forced to look for space in another southeastern Connecticut municipality.

The department was notified that Groton is not a finalist for Brownfields Planning Grant. The grant would have been used to conduct a corridor study of the Poquonnock Bridge area and to produce a redevelopment plan. This project is a department priority and funding will be requested in the FYE 2017 budget.

COMMISSION VACANCIES

Conservation Commission - 3

Zoning Commission - 3

Zoning Board of Appeals - 2

Inland Wetlands Agency - 1

Historic District Commission - 2

Applications for Boards and Commissions can be found at

http://www.groton-ct.gov/town_gov/docs/Board_Comm_App.pdf

or contact the Town Clerk at 860-441-6640

COMMISSION HIGHLIGHTS

Planning Commission

The Planning Commission approved the site plan for an Aldi grocery store on Long Hill Road in the Groton Plaza Shopping Center. A portion of the shopping center will be razed and a new store constructed between the Dollar Tree and TJ Maxx.

In Mystic, the Planning Commission approved the enclosure of

one of the Oyster Club's outdoor seating areas. It will become a dining area attached to the bar. The Commission also approved Sift, a new bakery, at 5 Water Street. Sift is owned and operated by the former Executive Pastry Chef at the Ocean House. It is expected to open in May.

Zoning Commission

The Zoning Commission has begun an aggressive schedule to implement the recommendations of the recently completed Regulatory Audit. The Audit was part of a Town Council initiative to increase revenue. As the first task, the Horsley Witten Group, working with the Commission, staff planners and Groton Utilities, is revising the Water Resource Protection District regulations. The Commission will move on to simplifying the table of permitted uses and reducing the number of zones in the next month. The Zoning Commission is undertaking this important project with three vacancies.

ECONOMIC & COMMUNITY DEVELOPMENT

An email address dedicated to business inquiries has been created. **Infobusiness@groton-ct.gov** will be listed on all promotional and marketing material and can be used for all economic development and business inquiries.

The Community Development Division obtained a Certificate of Substantial Completion for the 2014 Small Cities Competitive Block Grant Project worth \$800,000.00 for the Groton Housing Authority's Pequot Village.

Land Use Applications	This Month	*Fiscal Year to Date (beginning 1/1/16, we will now count fiscal year not calendar year)
Site Plans	0	11
Subdivisions	0	1
Inland Wetland Permits	1	4
Special Permits	0	0
Regulation/Map Amendments	0	1
Variances/Appeals	1	5
Cert. of Appr. of Location	0	1
Coastal Site Plans	0	2
Administrative Site Plans	0	13
Land Use Applications Submitted	2	38

INSPECTION SERVICES DIVISION HIGHLIGHTS

- ◇ Total building fees collected for FYE 2016 less reimbursements: \$207,748
- ◇ Investments and upgrades continue at various locations throughout the Town. These include a so-called vanilla shell tenant fit-out for future leasing at 441 Long Hill Road, a relocated laundromat at 706 Long Hill Road, a new roof system for the titanium wing and work shop at Doncasters and two antenna replacements on existing cell towers. Additionally, Jackson Hewitt is rebranding and installing new signage at their present location.
- ◇ Property improvements by the Center Groton Fire District are also continuing with the installation of a new storage shed.

ITEM	RECEIVED IN JANUARY	FISCAL YEAR 2016 TOTAL
BUILDING PERMITS	37	366
ELECTRICAL PERMITS	20	206
PLUMBING PERMITS	6	79
MECHANICAL PERMITS	22	172
SPRINKLER PERMIT	1	5
MOBILE HOME PERMITS	0	3
ESTIMATED VALUE	883,677	
RESIDENTIAL PERMITS ISSUED—NEW	0	8
ESTIMATED VALUE	0	1,445,500
RESIDENTIAL ADDITIONS/ALTERATIONS	31	282
NEW COMMERCIAL PERMITS	0	2
COMMERCIAL ADDITIONS	6	33
SIGNS	1	11
POOL PERMITS	0	3
SHED PERMITS	1	18
SINGLE FAMILY/DUPLEX UNITS APPROVED	7	17
TOTAL FEES COLLECTED (less reimbursements)	10,192	
CERTIFICATES OF OCCUPANCY ISSUED	16	59
UNITS CONNECTED TO TOWN SEWER	1	15
HDC CERTIFICATES OF APPROPRIATENESS	7	34
CODE ENFORCEMENT		
SIGN VIOLATIONS	4	336
VEHICLES/WASTE	0	9
OTHER ENFORCEMENT ACTIONS	3	13
PENDING LITIGATION	0	1
CASES RESOLVED	1	12